141.0	0003	0015.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	717,500 /	717,500
					USE VALUE:	717,500 /	717,500
					ASSESSED:	717,500 /	717,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
251		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HYDE RACHEL E
Owner 2:	MCCARTHY KEVIN L
Owner 3:	
Street 1:	251 GRAY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,152 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Vinyl Exterior and 1296 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5152.000	255,200	2,700	459,600	717,500
Total Card	0.118	255,200	2,700	459,600	717,500
Total Parcel	0.118	255,200	2,700	459,600	717,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 553.63 | /Parcel: 553.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 141.0-0003-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	255,300	2700	5,152.	459,600	717,600	717,600	Year End Roll	12/18/2019
2019	101	FV	218,400	2700	5,152.	430,900	652,000	652,000	Year End Roll	1/3/2019
2018	101	FV	218,400	2700	5,152.	356,200	577,300	577,300	Year End Roll	12/20/2017
2017	101	FV	218,400	2700	5,152.	327,500	548,600	548,600	Year End Roll	1/3/2017
2016	101	FV	218,400	2700	5,152.	298,800	519,900	519,900	Year End	1/4/2016
2015	101	FV	206,500	2700	5,152.	293,000	502,200	502,200	Year End Roll	12/11/2014
2014	101	FV	206,500	2700	5,152.	272,300	481,500	481,500	Year End Roll	12/16/2013
2013	101	FV	206,500	2700	5,152.	259,100	468,300	468,300		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	7457-269		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/29/2019	419	Redo Bat	20,000	C				
9/6/2018	1277	Addition	40,000	O				
4/10/2012	344	Re-Roof	9,200					
10/21/2009	1024	Siding	18,700					
1/30/2007	62	Redo Kit	3,500			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
3/17/2009	Inspected	189	PATRIOT
1/14/2009	Measured	372	PATRIOT
11/10/1999	Meas/Inspect	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5152		Sq. Ft.	Site		0	80.	1.12	9									459,649						459,600	

Total AC/HA: 0.11827 | Total SF/SM: 5152 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 459,649 | Spl Credit | Total: 459,600

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 90742
GIS Ref:
GIS Ref:
Insp Date: 03/17/09

!10901!

PRINT

Date	Time
12/11/20	01:08:26

LAST REV

Date	Time
06/18/19	15:58:44

danam

PAT ACCT.: 10901

USER DEFINED

Prior Id # 1:	90742
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	71500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	369895
Depreciation:	114667
Depreciated Total:	255227

COMMENTS

PDAS, OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

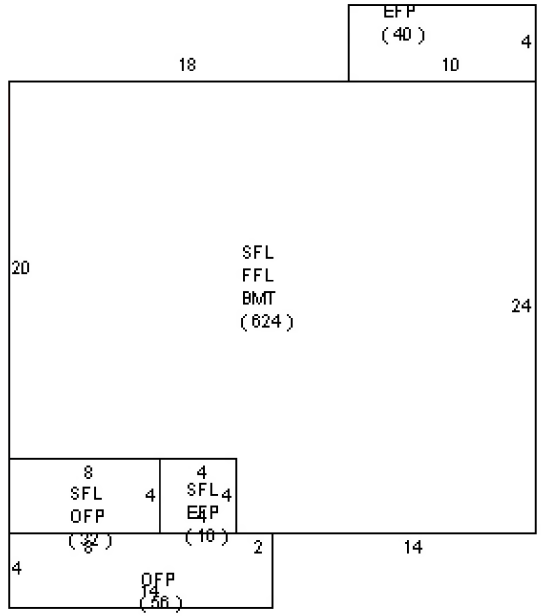
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	191.10
Special Features:	0	Val/Su Net:	123.64
Final Total:	255200	Val/Su SzAd	196.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	672	173.730	116,745
BMT	Basement	624	52.120	32,522
FFL	First Floor	624	173.730	108,406
OFP	Open Porch	88	34.890	3,071
EFP	Enclos Porch	56	71.870	4,025

Net Sketched Area:	2,064			Total:	264,769
Size Ad	1296	Gross Are	2064	FinArea	1296

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

141.0-0003-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	F	FR	1926	22.87	T	50	101			2,700			2,700
2	Frame Shed	D	Y	1	6X8	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:	2,700	Total Special Featues:	Total: 2,700